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6th July 2020

John Lamb
69 Hillview Crescent
East Preston
West Sussex
BN16 1RQ

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/76/20/PL
Site Address: Land at Dappers Lane Angmering
Description of works: 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.

Thank you for your internet representation made on 4th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28221

I object to this development for the following reasons.

1. There are already other plans in place to build an additional 860 Houses on three additional sites within Angmering outside of the current developments in Dappers Lane and Roundstone Lane. The Oval Raceway, Land between Spotted Cow and Water Lane and Arundel Road, so do we really need another 84.
2. There has recently been an application in Dappers Lane at Brackenside refused due to the nature of Dappers Lane and the increase in traffic that would have been caused as per the following comments in the refusal

"Dappers Lane, from the change in speed limit approximately 150m to the south of the site and continuing north, is unsatisfactory to serve the proposed development by reason of its inadequate width and forward visibility, and the proposal would be likely to generate additional traffic that would lead to conditions detrimental to highway safety in conflict with paragraph 32 of the National Planning Policy Framework and policy GEN7 of the Arun District Local Plan.

The proposed development would be unsustainable by reason of its location and would not provide for safe and suitable access by sustainable modes of transport, nor encourage the use of such modes, contrary to paragraph 32 of the National Planning Policy Framework and policies GEN2 and GEN7 of Arun District Local Plan and policies SDSP1 and DDM1 of the emerging Local Plan and paragraph 32 of the National Planning Policy Framework and objective 1.2.1 of the WSCC Local Transport Plan (2011-2026)"

3. The site is abundant in wildlife such as Bats, Red Kites and more importantly Dormice.

The Dormice has already seen a reduction in numbers of nearly 50% since the year 2000 and is an endangered species. It has already become extinct in 17 counties in England since the end of the 19th Century.

Whilst a mitigation plan has been published alongside the planning application it has not been fully agreed with the woodland owner and in my opinion would not be sufficient to protect this species and in fact needs to be carried out even without planning permission being granted in order to help improve things for the Dormice.

With the development approved I doubt the mitigation strategy would have much benefit as the following issue issues would be detrimental to their survival.

Dormice have been found to be resident/active in the western boundary yet the application proposes to make two major gaps in this edge to give access to a footpath which running northwards is a dead end at the A27. If this is to proceed I would suggest opening the hedge in only the bottom South West Corner.

The proposed mitigation planting strategy looks to be very small compared to the size of the site and is predominantly under the existing Oak Trees so growth is likely to be very limited. There is also a bench in the site very close to this point which would encourage disturbance and the proposed fence of 1.2M Post and Rail would not stop anyone entering the woods and causing disturbance.

Building a total of 84 properties will by average of the number of households in the UK introduce approximately 21 Dogs and 14 Cats

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.